

CERTIFICATE OF SUBSTANTIAL COMPLETION

AIA DOCUMENT G704

(Instructions on reverse side)

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT:

(Name and address)

Alterations to Office Building
Woodbury County Social Services
1211 Tri View

TO OWNER: Sioux City, Iowa

(Name and address)

Woodbury County, Iowa
Woodbury County Courthouse
6th & Douglas Streets
Sioux City, Iowa

PROJECT NO.: 1316

CONTRACT FOR: General Construction

CONTRACT DATE: 2/19/14

TO CONTRACTOR:

(Name and address)

Global Engineering & Construction
425 Perry
Sioux City, Iowa

DATE OF ISSUANCE: June 18, 2014

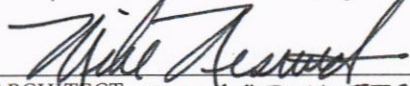
PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as

June 18, 2014

which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.


ARCHITECT **RML ARCHITECTS**

BY Mike Neswick

DATE 6/18/2014

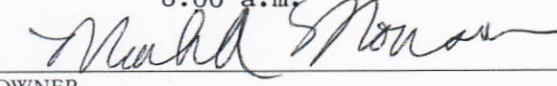
The Contractor will complete or correct the Work on the list of items attached hereto within 14 days from the above date of Substantial Completion.


CONTRACTOR

BY Robert Bond

DATE 6/18/2014

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 8:00 a.m. (time) on June 19, 2014 (date).


OWNER

BY Woodbury Co.

DATE 1/6/15

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note—Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)



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Woodbury Social Services

Punch list
June 16th, 2014
RML Architects LLC

A site observation was conducted today, Monday, June 16, 2014.
Project: Woodbury Social Services
Project #: 1316

List of Items to be Completed or Corrected

General Notes

Clean all walls, woodwork, and baseboards
Paint putty at all window sills

Interior Spaces

Open Office 101

Touch up paint between western windows on south wall
Touch up paint at bottom of south electrical room wall
Fix ding on the bottom of the west electrical room wall
Patch screw hole above door on West wall
Touch up paint in the middle of west wall near bottom
Install glass and clean Door 1
Touch up paint at far bottom west of north wall
Touch up paint in the middle of north wall, near baseboard

Toilet 102

Clean tile around grab bars
Grout floor drain

Toilet 103

Clean tile below east grab bar
Resize northwest ceiling tile
Patch grout on south wall/ floor connection

Elec/Storage 104

Clean floor

Hall 105

Fix ding by face plate on north wall
Touch up paint at bottom corner of north and west wall

Woodbury Social Services

Punch list
June 16th, 2014
RML Architects LLC

Storage 106

Fix ding at bottom middle of north wall
Fix ding by face plate cover on south wall
Install door stop if possible
Touch up paint at top of west wall

Hall 107

Touch up paint by light and face plate on south wall
Fix scratch at bottom half of door 5

Case Management 108

Touch up paint above outlet on south wall
Touch up paint below window on west wall

Admin Assistant 109

Touch up paint at bottom of east wall
Touch up paint behind door 9

Toilet 110

Touch up paint in southwest corner above tile
Change face plate to match others

Conference 111

Touch up paint on north wall above baseboard
Touch up paint above duplex outlet on west wall
Clean can light trim rings

Reception 112

Route strike plate at door 12
Touch up paint above farthest north door on east wall

Director 114

Touch up paint on both sides of window



PROGRESS REPORT #1

SIOUX FALLS

4609 S. Techlink Circle ■ Sioux Falls, SD 57106
Ph: (605) 362-3753 ■ Fax (605) 362-3759

TO: Mike Neswick
RML Architects

DATE: June 20, 2014

PROJECT NAME: Woodbury Social Services

PROJECT LOCATION: Sioux City, IA

PROJECT NUMBER: BS13125

MECHANICAL: Aaron J. Kompelien, P.E.

ELECTRICAL: Harlan Osterloo

DATE OF VISIT: June 18, 2014

ARRIVAL: 10:00 AM

DEPARTURE: 12:00 AM

A substantial completion site visit was conducted at the above referenced project, and the following mechanical and electrical items were noted:

Mechanical

Miscellaneous Items

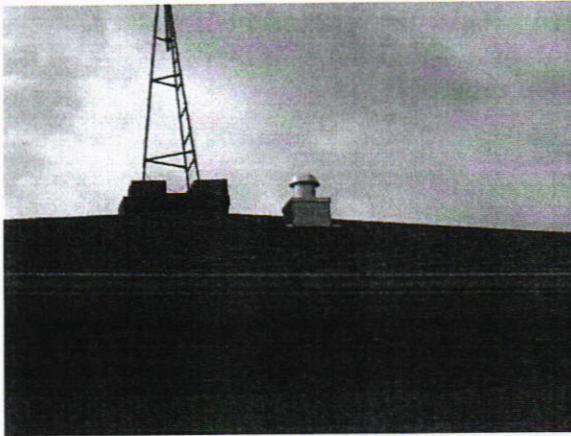
- A. Provide TAB Report as specified.
- B. Provide As-Built Drawings as specified.
- C. Submit manufacturer's warranty and ensure forms have been filled out in Owner's name and registered with manufacturer for each piece of equipment.
- D. Label all mechanical equipment
- E. Provide spare parts as per specifications:
 1. Section 22 1006 1.05 A 2 – Two loose keys for outside wall hydrants.
 2. Section 23 3300 1.06 A – Provide two fusible links per damper requiring fusible links.
 3. Section 22 3000 1.09 A – Provide two pump seals.
 4. Section 23 7413 1.03 F – Provide one set of filters for each piece of equipment.
- F. Collect various manuals for plumbing fixtures and equipment and turn over to the Owner.
- G. Provide volume dampers at each duct run out from main as shown on plans.
- H. Cold water piping insulation shall provide a continuous unbroken vapor barrier at all locations.
- I. Flexible exhaust ductwork is not an acceptable material as per 23 3100 3.03. Remove all flexible ductwork used in exhaust systems and replace with a specified material.
- J. Verify that all supply, return and exhaust ductwork have been insulated as per specifications.
- K. Provide piping labels as per specifications for all piping.

Specific Items

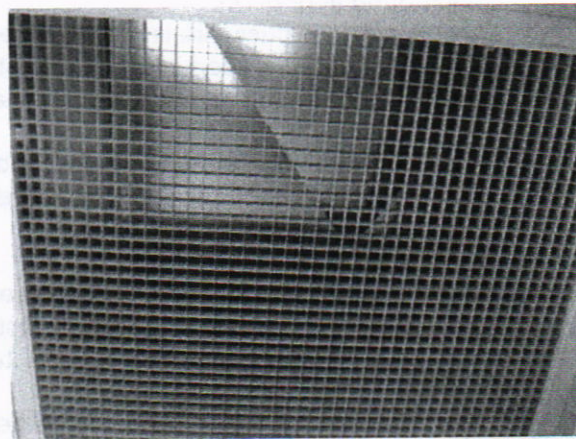
1. Exterior:
 - a. Comb RTU-1 condenser coils.
 - b. Comb RTU-2 condenser coils.

- c. Comb RTU-3 condenser coils.
 - d. Clean adhesive off of RTU-2.
 - e. Clean adhesive off of RTU-3.
 - f. Remove black roof cap at rear of building and provide a curb mounted roof cap as per fan schedule.
 - g. Provide a second roof curb and cap for north restroom as shown on plans. A combined roof cap is not acceptable.
 - h. Label equipment.
 - i. Seal around both wall hydrants to be water tight.
 - j. Verify that north exterior wall hydrant has an accessible isolation valve as per note M365 on sheet M1.
2. Corridor South of RTU-1:
- a. Provide and install duct liner in return ductwork as per specifications.
3. Toilet 102:
- a. Clean water closet and lavatory.
 - b. Seal around floor drain.
 - c. Flexible exhaust ductwork is not an acceptable material as per 23 3100 3.03. Remove all flexible ductwork used in exhaust systems and replace with a specified material.
 - d. Verify that the fire damper has been installed in the exhaust ductwork.
4. Toilet 103:
- a. Adjust floor drain to be level with finished floor.
 - b. Water rough-in in exterior shall be capped and a new rough-in shall be routed through the interior wall as shown on plans.
 - c. Clean water closet and lavatory.
 - d. Flexible exhaust ductwork is not an acceptable material as per 23 3100 3.03. Remove all flexible ductwork used in exhaust systems and replace with a specified material.
 - e. Verify that the fire damper has been installed in the exhaust ductwork.
5. Elec/Stor. 104:
- a. Adjust hot water temperature at water heater and/or thermostatic mixing valve. Was not able to get hot water out of the lavatories or sink in the conference room.
 - b. Provide permanent support for expansion tank. The piping assembly is not an acceptable piping support system.
 - c. Provide pressure gauge assembly around hot water circulator as per inline circulator detail on sheet M3.
 - d. Verify that the existing water meter was turned into the local utility company.
 - e. Clean water heater.
 - f. Label equipment.
 - g. Provide PVC jacketing for all piping to 10 ft AFF as per specifications.
6. Storage 106:
- a. Provide and install diffuser and ductwork as shown on plans.
7. Toilet 110:
- a. Flexible exhaust ductwork is not an acceptable material as per 23 3100 3.03. Remove all flexible ductwork used in exhaust systems and replace with a specified material.
 - b. Verify that the fire damper has been installed in the exhaust ductwork.
 - c. Touch up paint on diffuser cone.
8. Conference 111:
- a. Provide and install return grille and ductwork as shown on sheet M2.
9. Reception 112:
- a. Touch up paint and straighten south diffuser.
10. Small VA toilet:
- a. Provide permanent support for expansion tank. The piping assembly is not an acceptable piping support system.

- b. Provide and install a thermostatic mixing valve for VA water heater as per note M379 on sheet M1.
 - c. Flexible exhaust ductwork is not an acceptable material as per 23 3100 3.03. Remove all flexible ductwork used in exhaust systems and replace with a specified material.
 - d. Verify that the fire damper has been installed in the exhaust ductwork.
 - e. Provide pipe insulation for all existing piping as per note M378 on sheet M1.
 - f. Touch up paint on diffuser cone.
11. Large VA Toilet :
- a. Flexible exhaust ductwork is not an acceptable material as per 23 3100 3.03. Remove all flexible ductwork used in exhaust systems and replace with a specified material.
 - b. Verify that the fire damper has been installed in the exhaust ductwork.
12. VA Reception:
- a. Straighten diffuser cone on north diffuser.
13. South VA Office:
- a. Straighten diffuser cone on diffuser.



Combined Roof Cap at West Restrooms



Return Duct without Liner



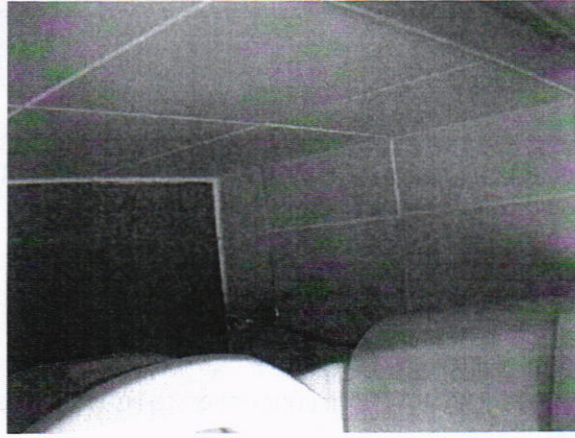
Water Pipe Missing Insulation



Condenser Coil Required Combing



Mismatched Roof Caps



Cold Water in Exterior Wall

Electrical

Miscellaneous Items

1. Provide "As-Built" Drawings as per specifications.
2. Provide Operation and Manuals as per specifications.
3. Provide Fire Alarm Test Reports.
4. Provide Data cabling Reports.
5. Provide lighting control test reports for sensors.
6. Provide spare parts per specifications.
7. Provide owner training.
8. Electrical inspection needs to be done by proper authorities.
9. Remove the night light connection to light fixtures in Hall 107, Toilet 110, and Conference Room 111.
10. All light fixture lens shall be cleaned.

Specific Items

1. Reception 112:
 - a. Provide a fire alarm strobe for the RTU's duct detectors as shown on plans.
2. Hall 105 and 107:
 - a. Provide a fire alarm remote test stations for the RTU's duct detectors as shown on plans.
 - b. Provide occupancy sensors as shown on plans.
3. Conference 11:
 - a. Under cabinet light shall not be switched with any other lights. Shall be controlled by rocker switch on fixture.
4. Storage 106:
 - a. Provide occupancy sensors as shown on plans.
5. Toilet 110:
 - a. Provide occupancy sensors as shown on plans.
6. Open Office 101:
 - a. Provide data outlet in ceiling as shown on plans.
7. Toilet 1102, 103:
 - a. Provide occupancy sensors as shown on plans.
 - b. Touch up light fixture frame with paint.
 - c. Caulk behind electric heat where MC cable enters through wall.
8. Electrical Room 104:
 - a. Provide a label for Panel D as specified.
 - b. Provide the missing screw for cover on Panel D.
 - c. Clean room.

END OF REPORT

AJK/HO